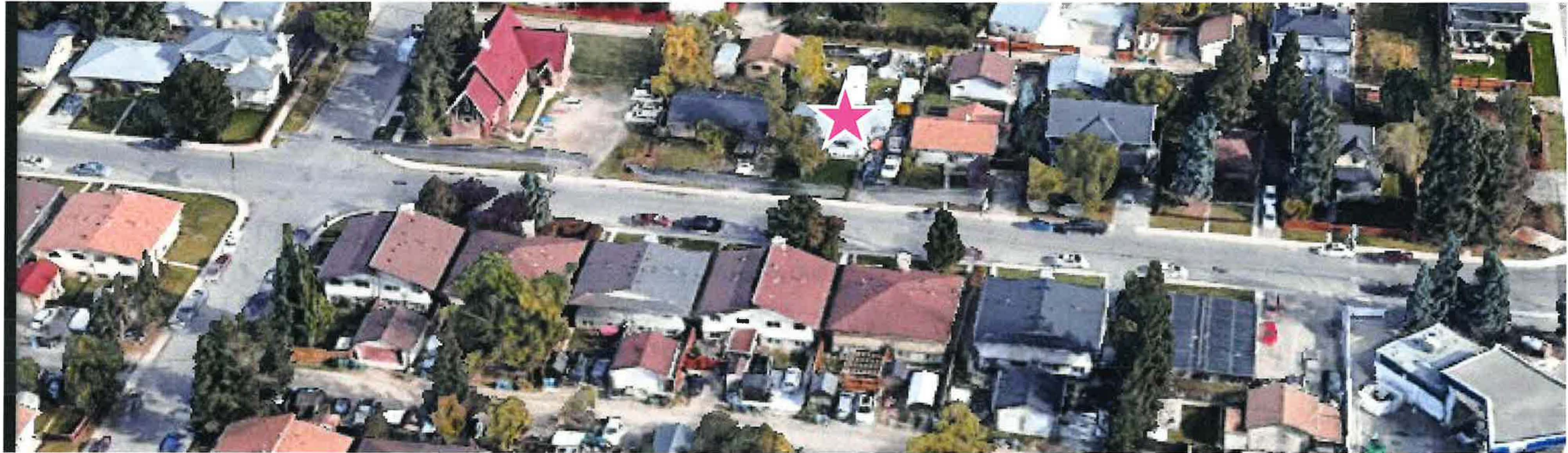




# Public Hearing of Council

Agenda Item: 7.2.9



## LOC2023-0040 / CPC2023-0583 Policy and Land Use Amendment

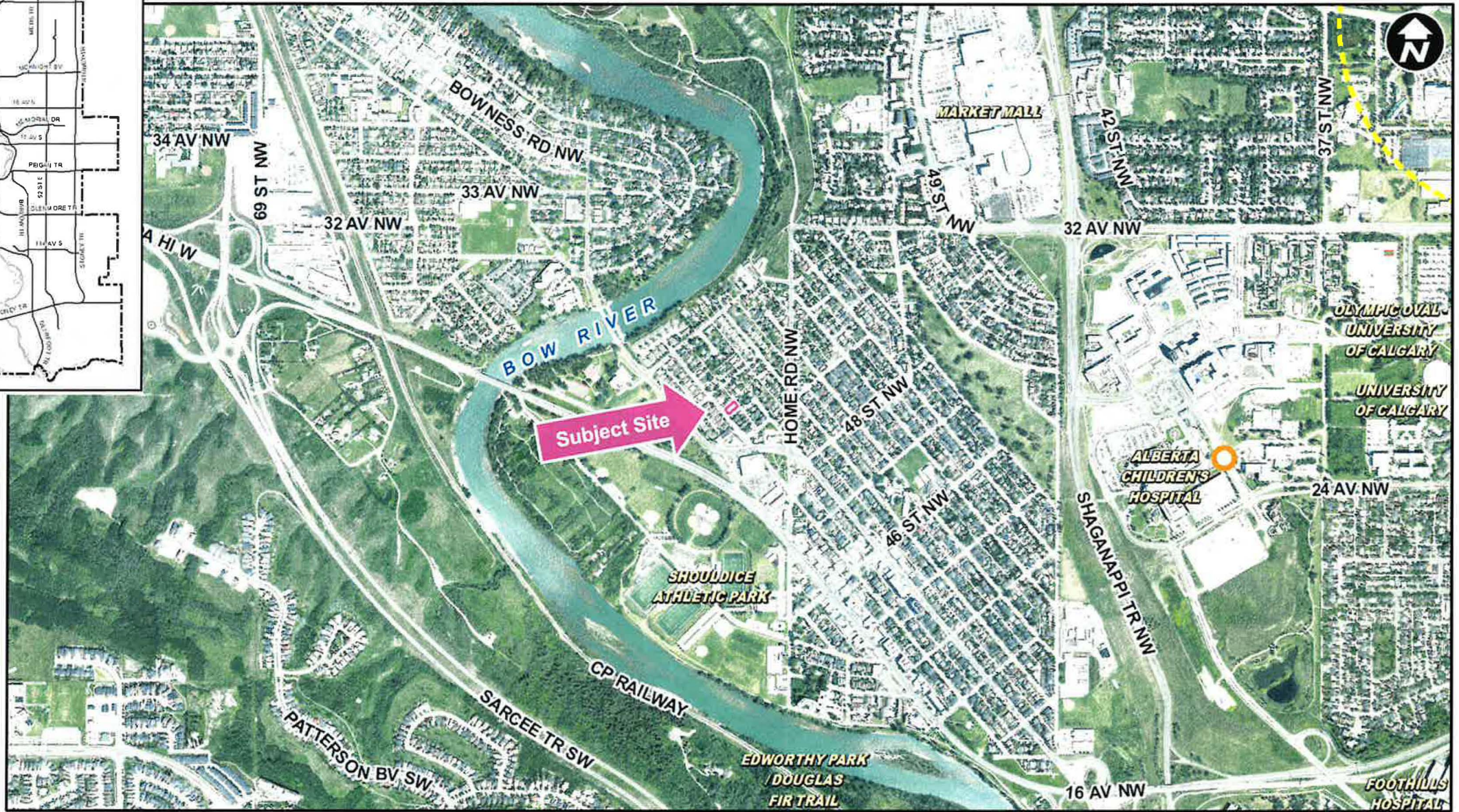
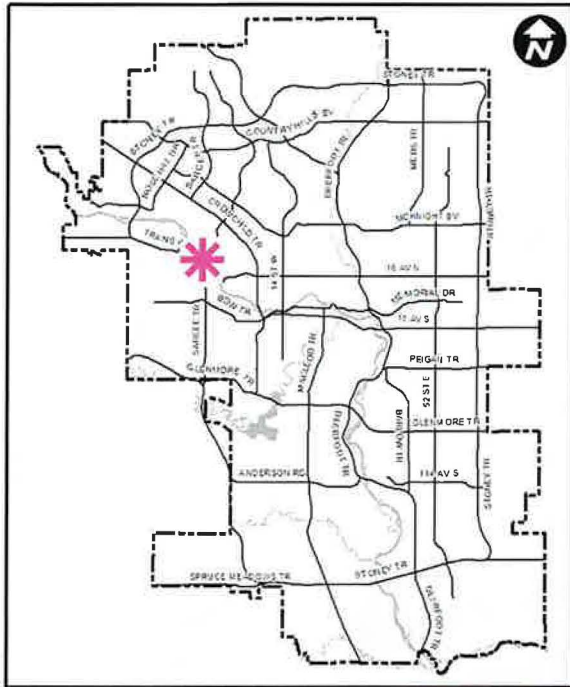
July 25, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 25 2023  
ITEM: 7.2.9 CPC2023-0583  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 38P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 106D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 5124 – 17 Avenue NW (Plan 67GN, Block 2, Lot 20) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.



**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



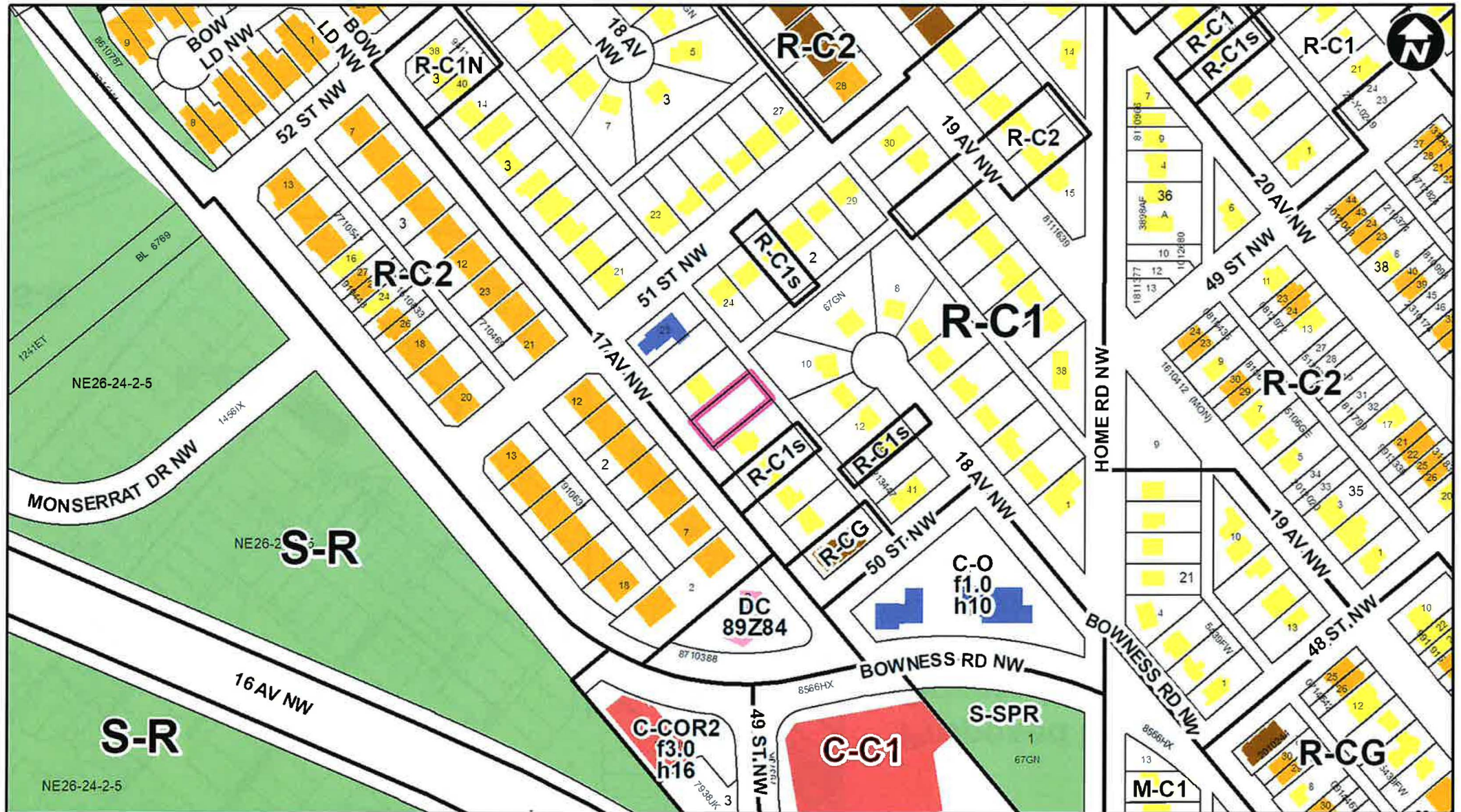
Parcel Size:

0.06 ha  
17m x 37m

# Surrounding Land Use

## LEGEND

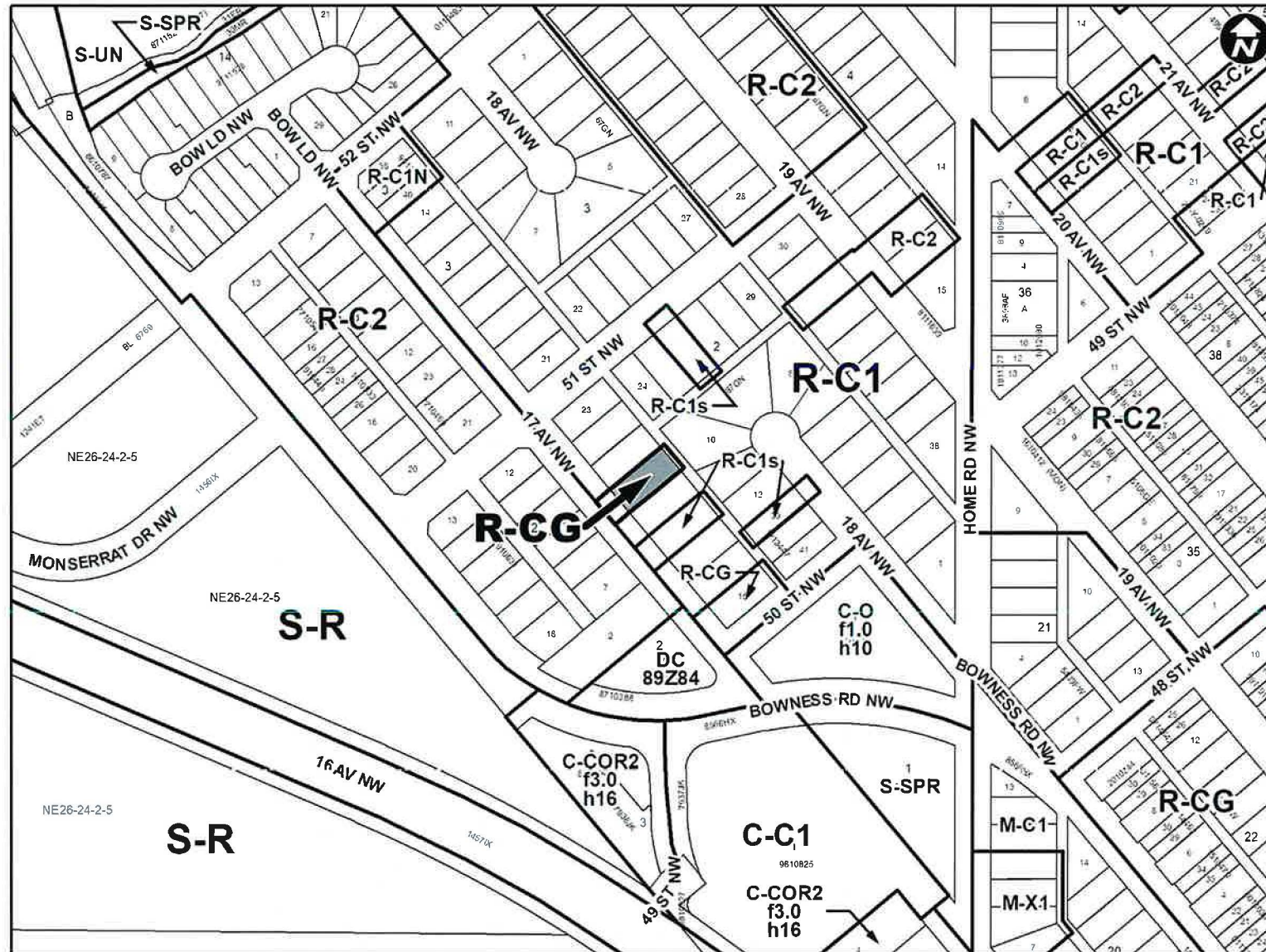
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



# Proposed Land Use Map

## Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Maximum building height of 11 metres
- Maximum of 4 dwelling units
- Secondary suites are a permitted use



## Calgary Planning Commission's Recommendation:

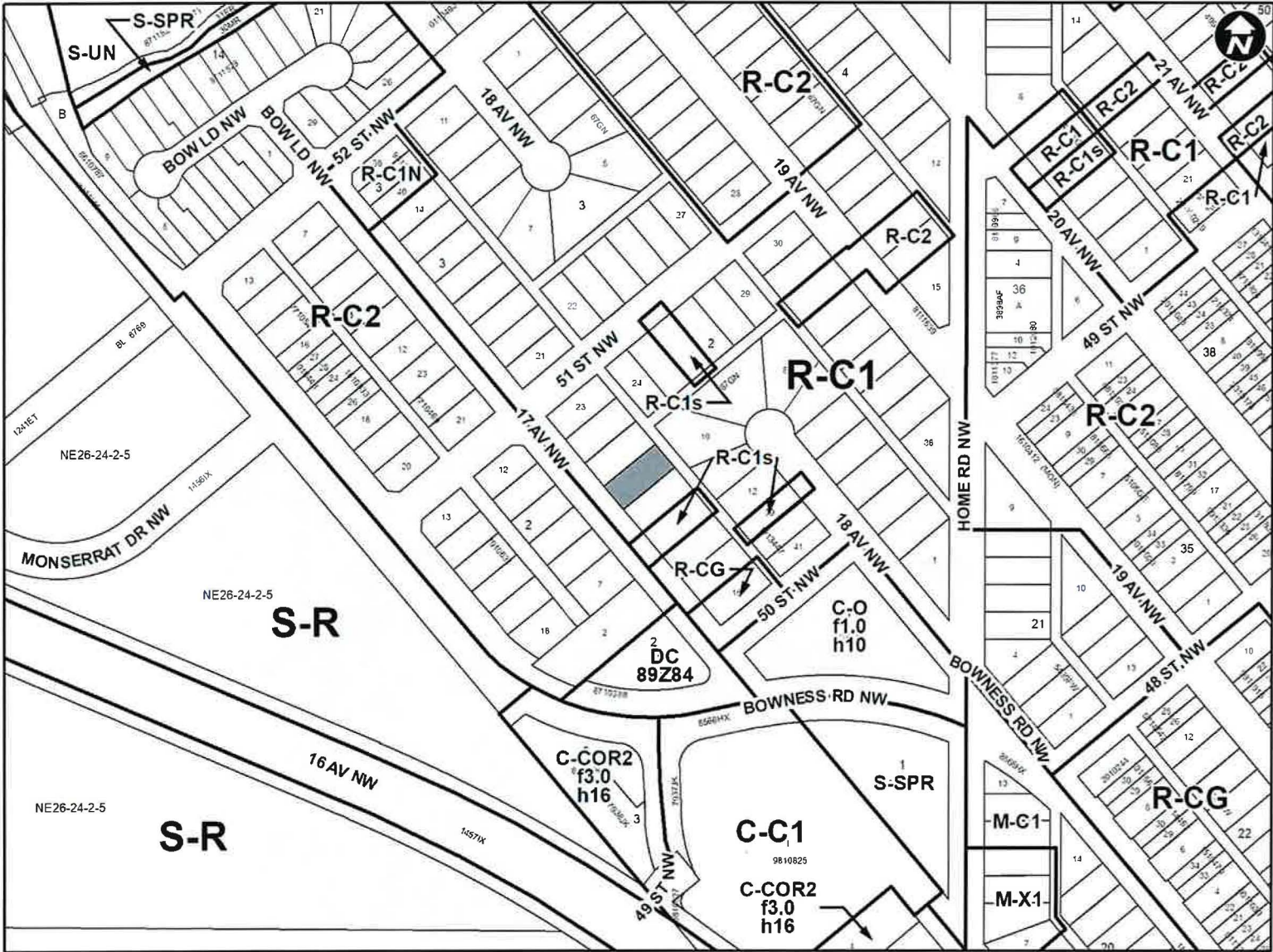
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## Supplementary Slides



# Existing Land Use Map



## Current R-C1 District:

- Maximum height of 10 metres.
- Low Density Residential uses.

Front – Street View



Rear – Lane View



**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

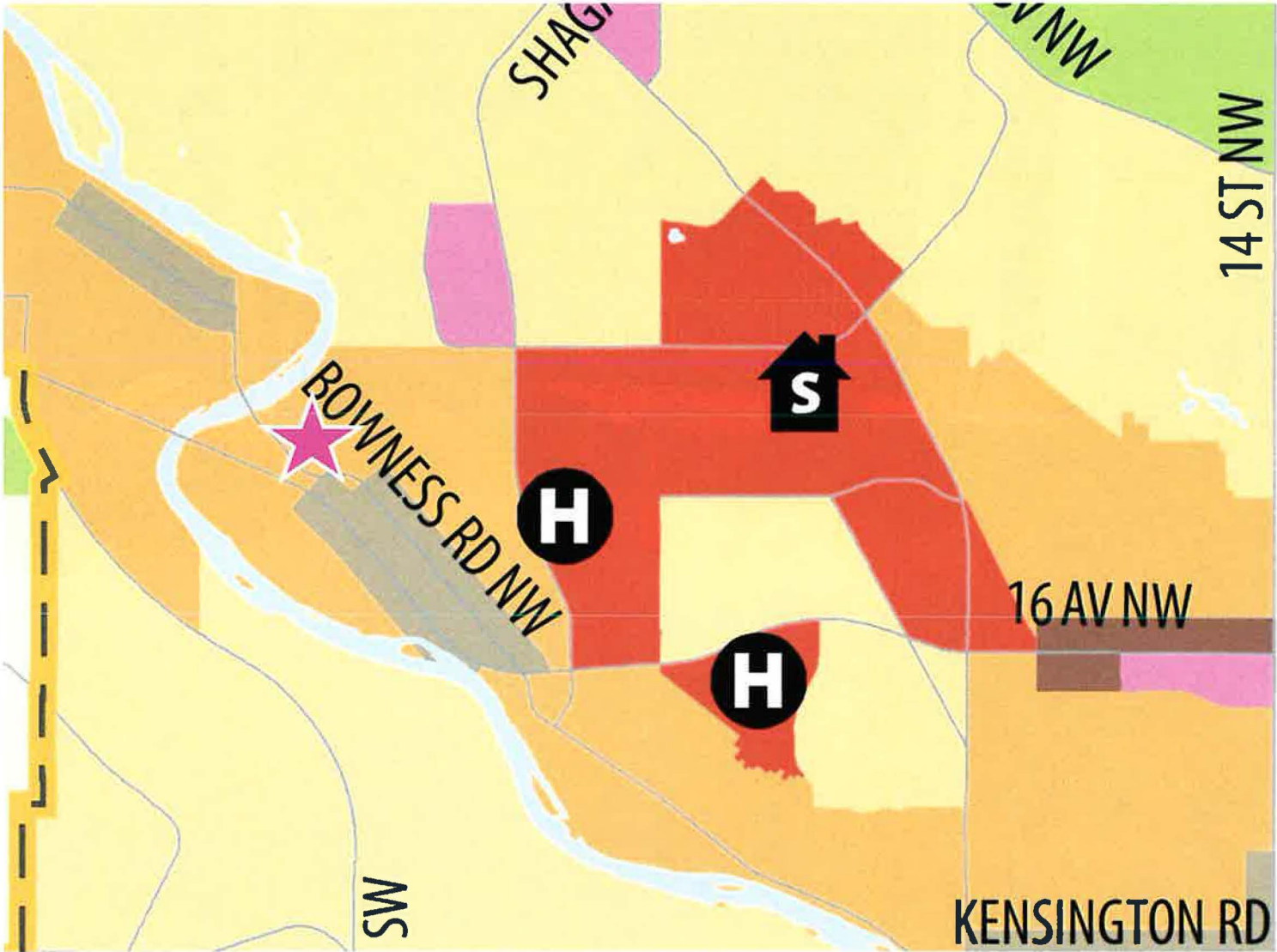
**Developed Residential**

- Inner City
- Established

**Developing Residential**

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

★ Subject Site



**Letters in Support: 2**

**Letters in Opposition: 7**

**Letters in neither Support,  
nor Opposition: 1**

Concerns included:

- Increased density;
- Increased height;
- Increased traffic;
- Increased shadowing;
- Loss of parking;
- Loss of privacy; and
- Loss of community character.